## Joint Development Agreement for Kercheval Project

The mutually agreed upon objectives of the Kercheval project include the following:

- 1. Creating a safe, walkable and visually pleasing environment where GPP meets Detroit.
- 2. Replacement of the existing Farmer's Market sheds/stalls with an alternative development plan for the re-opening of access to Kercheval for both communities.
- 3. Removal of existing blight conditions from Jefferson to Mack along Alter.

  Actions that need to be taken expeditiously as well as simultaneously by both cities:
- 1. Detroit/GPP: Development of a mutually agreed-upon master plan for the Kercheval area where GPP meets Detroit. Share planning, traffic engineering, construction, demolition, law enforcement, branding/marketing resources
- 2. GPP: Removal of the existing Farmer's Market sheds/stalls by the close of the Farmer's Market season, but in no event later than November 2014.
- 3. Detroit: Removal of abandoned structures no later than November 2014, and routine maintenance of properties along Alter, from Jefferson to Mack.

Outcomes of the joint master plan that allows joint community access to the Kercheval project area should include one or more of the following, but options 1 or 2 are to be completed by November 2014:

- 1. Roundabout on Detroit side North of Alter with a fountain or central landscaping, or
- 2. Landscaped island with a fountain or central landscaping AND one way access in to Kercheval from Detroit.
- 3. Public square instead of roundabout or island with central fountain or landscaping.

4. The Detroit side of Alter should be visually pleasing and safe. Possible pocket parks.

Technical details to be worked out include:

- 1. GPP to obtain and manage all permits required for project from Detroit. Detroit will cooperate in expediting the permitting process.
- 2. Mutually agreed upon third party to develop master plan for Kercheval project.

The key elements to this document are the following:

- 1. Simultaneous correction of blight, master plan development and removal of Farmer's Market sheds/stalls.
- 2. Joint community access to the Kercheval project area.
- 3. Mutual trust that each party will complete their part of this agreement.

Mike Duggan<sup>0</sup>

Mayor

City of Detroit

Date: 8//8//4

Palmer T. Heenan

Mayor

City of Grosse Pointe Park

Date: 8/18/14

Gregory P. Theokas

Mayor Pro Tem

City of Grosse Pointe Park

Date: 8/18/2014